066.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,900 / 727,900
					USE VALUE:	727,900 / 727,900
					ASSESSED:	727,900 / 727,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ACKERLY JOHN F& NANNETTE G	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	18 EDGEHILL RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ACKERLY JOHN F--ETAL -
Owner 2:	ACKERLY NANNETTE G -
Street 1:	18 EDGEHILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1772 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	311,300	11,700	404,900	727,900
Total Card	0.121	311,300	11,700	404,900	727,900
Total Parcel	0.121	311,300	11,700	404,900	727,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.89 | /Parcel: 410.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	42331
GIS Ref	
GIS Ref	
Insp Date	11/09/18

!5672!

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	311,400	11700	5,280.	404,900	728,000	728,000	Year End Roll	12/18/2019
2019	101	FV	246,900	11700	5,280.	376,000	634,600	634,600	Year End Roll	1/3/2019
2018	101	FV	246,900	11700	5,280.	376,000	634,600	634,600	Year End Roll	12/20/2017
2017	101	FV	246,900	11700	5,280.	329,700	588,300	588,300	Year End Roll	1/3/2017
2016	101	FV	246,900	11700	5,280.	300,800	559,400	559,400	Year End	1/4/2016
2015	101	FV	240,800	11700	5,280.	266,100	518,600	518,600	Year End Roll	12/11/2014
2014	101	FV	240,800	11700	5,280.	251,600	504,100	504,100	Year End Roll	12/16/2013
2013	101	FV	240,800	11700	5,280.	239,500	492,000	492,000		12/13/2012

PRINT

Date	Time
12/10/20	20:31:48

LAST REV

Date	Time
10/10/19	13:34:37
apro	

PAT ACCT. 5672

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ACKERLY JOHN F-	56702-317		4/6/2011	Convenience	1	No	No		
	9408-393		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	42331
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2015	132	Manual	30,000					Replace basement s
11/4/2008	1383	New Wind	9,000					
1/20/2005	50	New Wind	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	Meas/Inspect	BS	Barbara S
3/23/2009	Meas/Inspect	163	PATRIOT
9/12/2005	Fieldrev-Chg	BR	B Rossignol
10/5/1999	Mailer Sent		
10/5/1999	Measured	267	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA:	0.12121	Total SF/SM:	5280	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	404,882	Spl Credit		Total:	404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30789471
Const Adj.:	0.98000199
Adj $ / SQ:	160.217
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422981
Depreciation:	111667
Depreciated Total:	311314

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

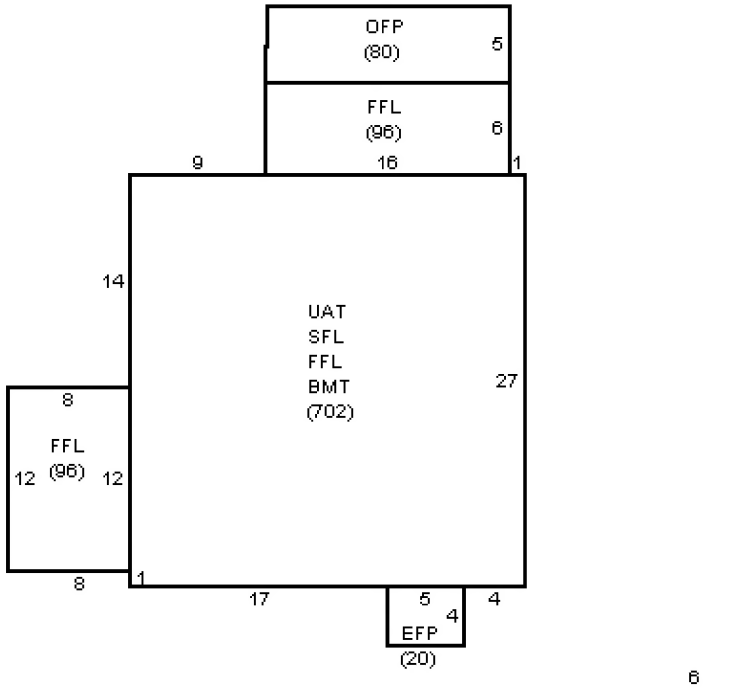
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.24
Special Features:	0	Val/Su Net:	120.94
Final Total:	311300	Val/Su SzAd	195.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	894	160.220	143,234
BMT	Basement	702	48.070	33,742
SFL	Second Floor	702	160.220	112,473
UAT	Upper Attic	176	89.720	15,746
OFP	Open Porch	80	36.380	2,911
EFP	Enclos Porch	20	71.150	1,423

Net Sketched Area:	2,574			Total:	309,529
Size Ad	1596	Gross Are	3100	FinArea	1772

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	18X36	A	AV	1950	21.69	T	40.8	101			8,300			8,300
3	Garage	D	Y	1	12X18	A	AV	1929	26.57	T	40	101			3,400			3,400

More: N	Total Yard Items:	11,700	Total Special Featues:		Total: 11,700